



MANCHESTER CONSERVATION COMMISSION

c/o City of Manchester Planning and Community Development Department
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MINUTES of the MANCHESTER CONSERVATION COMMISSION

January 21, 2015 – 5:30 PM
Second-Floor Conference Room
One City Hall Plaza

Commissioners Present: Guy Guerra, Chairman
 Nicholas Golon, Treasurer
 Robert Backus
 Edgar Bourgeois, Alternate
 Harriet Bingel

Commissioners Absent: Peter Capano, Vice Chairman
 Karen Rose, Secretary
 Jack Brady

Staff Present: Jeffrey Belanger, Planner

I. **Call to Order**

The meeting came to order at 5:38 p.m.

II. **Roll**

Mr. Guerra, Mr. Golon, Mr. Backus, and Mr. Bourgeois were in attendance at the start of the meeting, constituting a quorum.

III. **Public Hearing**

- A. **Presentation by David Cedarholm of Tighe and Bond, Inc. for Manchester Water Works regarding an application for a state wetland permit to construct two, 6.5-million-gallon water-storage tanks and associated road access and drainage at Mammoth Road (Tax Map 824, Lots 21 and 22) for a total wetland impact of 7,433 square feet.**

Ms. Bingel joined the meeting at 5:39.

Presenting to the Commission were David Cedarholm, engineer for Tighe and Bond, Inc. and Guy Chabot, Deputy Director of Manchester Water Works.

Mr. Cedarholm stated that there are two lots owned by Manchester Water Works at issue. On one lot is an existing 20 million gallon reservoir. There is also a wooded lot where the proposed storage tanks would be built. There is an old woods road that has drainage ditches on either side. There are wetland soils in those drainage ditches. The impact is restricted to those drainage ditches.

Mr. Cedarholm described how the proposed tanks would be constructed, including the desire to build the tanks as close together as reasonably possible to limit impacts to the wetlands.

Mr. Backus asked why the project is necessary. Mr. Chabot stated that the reservoir was built in around 1874 and it is going to need significant investment soon to keep it operational, so building new, modern tanks would be a better investment.

Mr. Guerra asked if the height of the tanks would be the same height as the current reservoir. Mr. Cedarholm said that the domes of the tank would be 50 feet at their highest point and the current reservoir is 25 feet high.

Mr. Belanger asked the applicant to provide the Commission with a statement of where the project is in its application to the New Hampshire Department of Environmental Services. Mr. Cedarholm stated that the application is ready to be filed, but Manchester Water Works decided to wait to file the application until first meeting with the Commission. He stated that DES already has the alteration-of-terrain permit.

Mr. Guerra asked if the wetland was created because of the road, or if it would have occurred regardless. Mr. Chabot said that it is impossible to tell whether the ditch was there prior to the reservoir. He said that water runs down that ditch as a result of removing water from the cover on the reservoir.

Mr. Backus asked if the woods road is part of a planned trail network. Mr. Chabot said no.

Mr. Guerra said that the roofs of the domes will shed water. This is more impervious area. He asked if this water will flow toward Cohas Avenue. Mr. Cedarholm said that they have designed a grass-lined swale around the perimeter of the tank, and that takes the water to a sediment forebay, which gives the necessary infiltration. There is essentially zero increase in stormwater going to the drainage network at Cohas Avenue.

Mr. Golon said he feels satisfied with the presentation. The Commission did not provide any comment to NH DES on the application.

B. Presentation by Marc Laurin, Senior Environmental Manager for the New Hampshire Department of Transportation, regarding an application for a state wetland permit to impact wetlands resulting from the proposed construction of Interstate 93 in Manchester.

Presenting to the Commission were Peter Stamnas, Project Manager for the New Hampshire Department of Transportation, and Marc Laurin, Senior Environmental Manager for NHDOT.

Mr. Stamnas stated that the original permit for the new DOT construction on Interstate 93 lapsed. It was issued, extended, and, after ten years, we need to apply for a new permit.

Mr. Stamnas stated that the work is three miles long. It goes from Exit 5 in Londonderry and extends to 293. It's about a mile in Londonderry and two miles in Manchester. DOT will be widening from two lanes in each direction to four lanes in each direction.

Mr. Guerra asked if there would be blasting around 293 with the rocky cliffs there. Mr. Stamnas said no. He said that they are adding on to bridge work that had already been done, there. He said that the widening is mostly happening to the west. He said that a lot of the work in that area is pavement work for traffic control. They are not widening much in that section.

Mr. Stamnas described the work being proposed for culverts. He described the proposed work for adding to a sound wall. He described the 5 wet-detention basins, one gravel wetland, and one treatment swale. They will be installing drainage, collecting, and treating stormwater. They have to meet a standard of no additional net nutrients. He said that they are capturing about ninety percent or more of the runoff.

Mr. Golon asked about whether the drainage goes toward Crystal Lake. Mr. Stamnas said that the drainage goes toward the Cohas Brooke. He said that the commitment is to have no significant net increase in runoff.

Mr. Golon asked why there was additional wetland impact proposed for this application, as opposed to the original application. Mr. Laurin said that it's not so much because of changes to the project as because of re-delineation of wetlands. Mr. Stamnas said that it is a little because of changes to the project, but it's mostly re-delineation.

Mr. Golon asked if any of the wetlands were especially valuable. Mr. Laurin said that they were careful to avoid high-value wetlands as much as possible, such as Cohas Brook. He said that they did need to work on the culvert to Cohas Brook, but they included a wildlife passage with the culvert.

Mr. Backus asked if this requires mitigation. Mr. Laurin said yes. Starting with the original permit, he said, in Manchester, there was preservation in the Crystal Lake area with conservation easements, including a parcel owned by the Crystal Lake Association and a parcel owned by the developer of the Filip Glen subdivision. He also listed the Greek Picnic Grounds and other areas of conservation, including Giovagnoli and Demers. He said that the City of Manchester owns the Filip Glen parcel. The total area of conservation was approximately 97 acres.

Mr. Golon asked if DOT is responsible for managing the parcels owned by DOT. Mr. Stamnas stated that DOT is always interested in municipalities taking over stewardship. Mr. Golon said that was where he was headed with his question. Mr. Laurin said that he had just finished baseline documentation for those properties.

Mr. Golon asked if there is an interest to convey those easements for someone else to manage. Mr. Stamnas said yes. Mr. Golon said that the Commission may wish to

consider that. He said that there would be responsibility in managing them, but this is an important area of conservation.

Mr. Stamnas said that there is additional mitigation as part of this new permit application. There were additional impacts beyond what was previously permitted. There will be \$1.8 million in payment to an ARM fund. Fifty percent of that is going to a new program to improve stream passage, fish passage, in culverts. That \$900,000 is seed money for that new program that will be focused on communities around Interstate 93. The other \$900,000 will be going to DES for use at their discretion.

The Commission decided not to send any communication to DES on the application.

IV. Old Business

Discussion of communications from Mr. DeLaHaye regarding the Pointe Condominiums, 55 Riverfront Drive

Mr. Guerra stated that the order of agenda items would be changed to address Old Business prior to New Business, so that members of the public who were waiting for the discussion regarding The Pointe would not have to wait through a discussion of the Commission's budget.

Mr. Guerra stated that the Commission had received the information most recently submitted by Mr. DeLaHaye. Mr. Guerra asked the Commission if it wished to vote on whether to re-open the public hearing on the matter or leave it closed.

Ms. Bingel said that she had did not see anything new from what was submitted.

Mr. Golon recused himself from the matter, as he had in the past, due to his employer, T.F. Moran's, involvement with the project.

Mr. Bourgeois stated that he had no additional questions on the matter.

Mr. Bourgeois moved to consider the matter closed. Mr. Backus seconded the motion. The motion carried 4-0, with one abstention.

V. New Business

Budget Discussion

Mr. Golon began with a discussion about whether the Commission wished to join the New Hampshire Association of Conservation Commissions. A question came up as to the exact price of a year's membership. Mr. Golon stated that the amount quoted by Nicholas Coates, the director of the NHACC, at a prior meeting was \$870. Mr. Belanger stated that Mr. Coates had contacted him and expressed an interest in discussing the Commission's membership and dues.

Mr. Golon stated that, in the previous budget request submitted to the Board of Mayor and Aldermen, there were a number of items listed for what the Commission would do with the money. Digitizing the 16 highest-value wetlands was a high priority. That would be \$2,200. He felt that was important for the Commission to do.

Mr. Backus stated that he would be in favor of joining the NHACC.

Mr. Belanger distributed account summaries for the two accounts held by the Commission. The Commission's general account held \$2,252.56. The Commission's Bike Tour account held \$1,308.66. Mr. Belanger stated that the CIP Department is prepared to consolidate the two accounts, if the Commission made such a motion.

Mr. Guerra stated that the budget allowed for the digitizing of wetlands for \$2,200 and the funds to join the NHACC, should the Commission want to. Mr. Guerra asked if there were any other expenses that Mr. Golon anticipated. Mr. Golon stated that there were miscellaneous expenses and costs for planning and promoting the Bike Tour.

The Commission discussed the scheduling of the budgetary process.

Mr. Golon showed the Commission an example of signs that could be purchased by the Commission and used to delineate the boundaries of wetlands. These could be purchased by the Commission for \$1.15 per sign, if the Commission ordered 1,000.

Mr. Bourgeois said that the Manchester Water Works has signs created by the City, and wondered if the Commission could have signs created by the City as well for less cost. The Commission asked Mr. Belanger to look into how signs are made in the City.

The Commission discussed how the requirement of signs for delineating wetlands could be incorporated into the planning board's subdivision and site plan regulations.

Motion by Mr. Bourgeois to request that the Planning Board include in its subdivision and site plan regulations a requirement that any proposal before the Board that has wetlands on the property shall place signs noting the presence of wetlands no greater than 50 feet along the edge of the 25-foot wetland buffer. Seconded by Ms. Bingel. The motion carried 4-0.

Mr. Bourgeois noted that there should be a standardized sign. The Commission discussed what should be on the sign. The consensus was that the sign should be approved by the City Solicitor prior to going before the Planning Board.

Mr. Golon said that the signage would be a line item in the budget. He also said that advertising would be an item in the budget for the Bike Tour.

The Commission discussed line items on the budget, such as supplies and educational seminars.

Motion by Mr. Golon that he be authorized to develop a budget with a likely value of between \$2,500 and \$3,000 and to present it by letter to the Mayor for inclusion in his budget. Seconded by Mr. Bourgeois. The motion carried, 4-0.

Motion by Mr. Golon that he will confirm with West Environmental Services that the price for digitizing wetlands is still \$2,200, Mr. Belanger will confirm with the City Solicitor's Office that a formal bidding process is not required for acquiring that service, and Mr. Golon is authorized to engage West for digitizing services. Seconded by Ms. Bingel. Motion carried, 4-0.

Motion by Mr. Golon that the Commission join the New Hampshire Association of Conservation Commissions, with the caveat that the cost be similar to what was previously

quoted. Mr. Guerra discussed the possibility of negotiating on the price. Mr. Golon amended his motion to authorize himself, as treasurer, to negotiate the price of joining, with that amount not to exceed \$870. Seconded by Ms. Bingel. Motion carried, 4-0.

Motion by Mr. Golon to consolidate the two accounts held by the Commission to one account. Seconded by Mr. Bourgeois. Motion carried, 4-0.

VI. Approval of Prior Meetings' Minutes

December 10, 2014

Motion by Ms. Bingel to accept the minutes. Seconded by Mr. Golon. Motion carried, 4-0.

VII. Temporary Adjournment for Consultation with Legal Counsel, pursuant to RSA 91-A:2

Motion by Mr. Golon for temporary adjournment for consultation with legal counsel, pursuant to RSA 91-A:2. Seconded by Mr. Bourgeois. Motion carried, 4-0.

Motion by Ms. Bingel to resume the meeting. Seconded by Mr. Bourgeois. Motion carried, 4-0.

VIII. Staff Update

Mr. Belanger distributed the following documents to the Commission:

- A letter from State Representative Jane Beaulieu to the Board of Mayor and Aldermen requesting that the BMA require the Planning Board to hold a hearing on a site-plan application sent by T.F. Moran regarding dock construction at the Pointe.
- A letter from the Pointe Condominium Association to the BMA in response to Representative Beaulieu's letter asking the BMA not to require the Planning Board to hold a hearing on the site plan application.
- A letter from the New Hampshire Department of Environmental Services to Mr. Michael Paquette notifying Mr. Paquette that a violation of the Surface Water Quality Protection Act on his property at 736 Douglas Street and requiring restoration of the property.
- A letter from DES requesting more information from Onwood Properties, LLC for its application for an alteration-of-terrain permit for its property at Bodwell Road, Tax Map 888, Lot 10.
- Two letters from DES regarding a hearing for the wetland-permit application for the Pointe Condominium Association at 55 Riverfront Drive. The first letter stated that the hearing was postponed. The second letter stated that the hearing was set for January 23.
- A letter from DES to Sterling Homes, Inc. notifying it that it has received an alteration-of-terrain permit for its development of the Wellington Hills, or Castleton, subdivision on Smyth Road.

- A letter from DES notifying Elliot Hospital that it has been awarded a permit to emit particles into the air, arising from DES's air-quality jurisdiction.
- A letter from DES to Mahaswaran Pillai regarding the award of a wetland permit to install a dock on the Merrimack River at Chauncy Avenue.

Mr. Belanger distributed copies of the newly amended bylaws.

Mr. Belanger distributed literature distributed to the Commission from the New Hampshire Association of Conservation Commissions.

IX. Other Business


Ms. Bingel distributed a copy of an article from the Union Leader regarding the easement at the Pointe.

X. Adjourn

Motion to adjourn by Mr. Golon. Seconded by Ms. Bingel. The motion carried 4-0.

The meeting adjourned at 8:00 p.m.

ATTEST: _____



Guy Guerra
Chairman, Manchester Conservation Commission

APPROVED BY THE MANCHESTER CONSERVATION COMMISSION: 3-11-15

